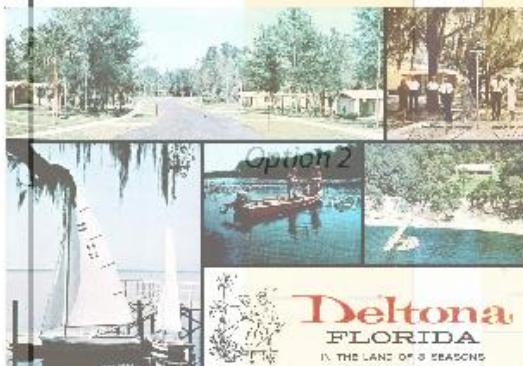
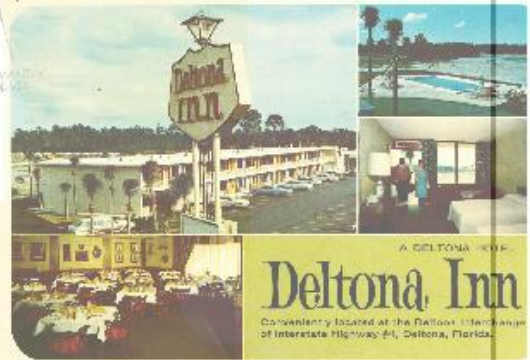


**Southwest Deltona CRA
2017-2018 Annual Report
December 11, 2017**

Option 1



Option 3



The Southwest Deltona Community Redevelopment Agency (CRA) is a public entity created by the City and Volusia County to implement community redevelopment activities as outlined under Florida Statutes Chapter 163, Part III. CRAs encourage economic development activities using tax increment financing (T.I.F.). The CRA is governed by the CRA board which is made up of members from the City Commission.

The CRA taxable value grew by 12.1% which was helped by the development of raw land for the RaceTrac gas station at Welcome Center Drive. The CRA will not likely see this level of development over the next year and the value will likely increase by a more modest 10.22%.

CRA Summary - 2017 Preliminary Tax Roll						
CRA Name	CRA Information	CRA Taxable Value				
	Base Value (Line 2 DR420 TIF)	2016 Taxable Value (Line 4 DR420 TIF)	2017 Taxable Value (Line 1 DR420 TIF)	% Change	Projected growth	Projected 2018 Taxable value
Deltona Southwest Volusia	\$ 51,486,555.00	\$ 51,486,555.00	\$ 57,696,672.00	12.1%	10.22%	\$ 63,593,271.88

The Southwest Deltona CRA is still in its infancy and funds are very limited but projects can still move forward if the City budgets and plans accordingly. This report offers several options for long term projects which can be started while waiting for funds to accrue. Utilizing matching grants will be the only way to move these projects forward in a timely manner.

Assets

At the time of creation of this report, the CRA had not received funds from Volusia County and therefore had no assets.

Liabilities

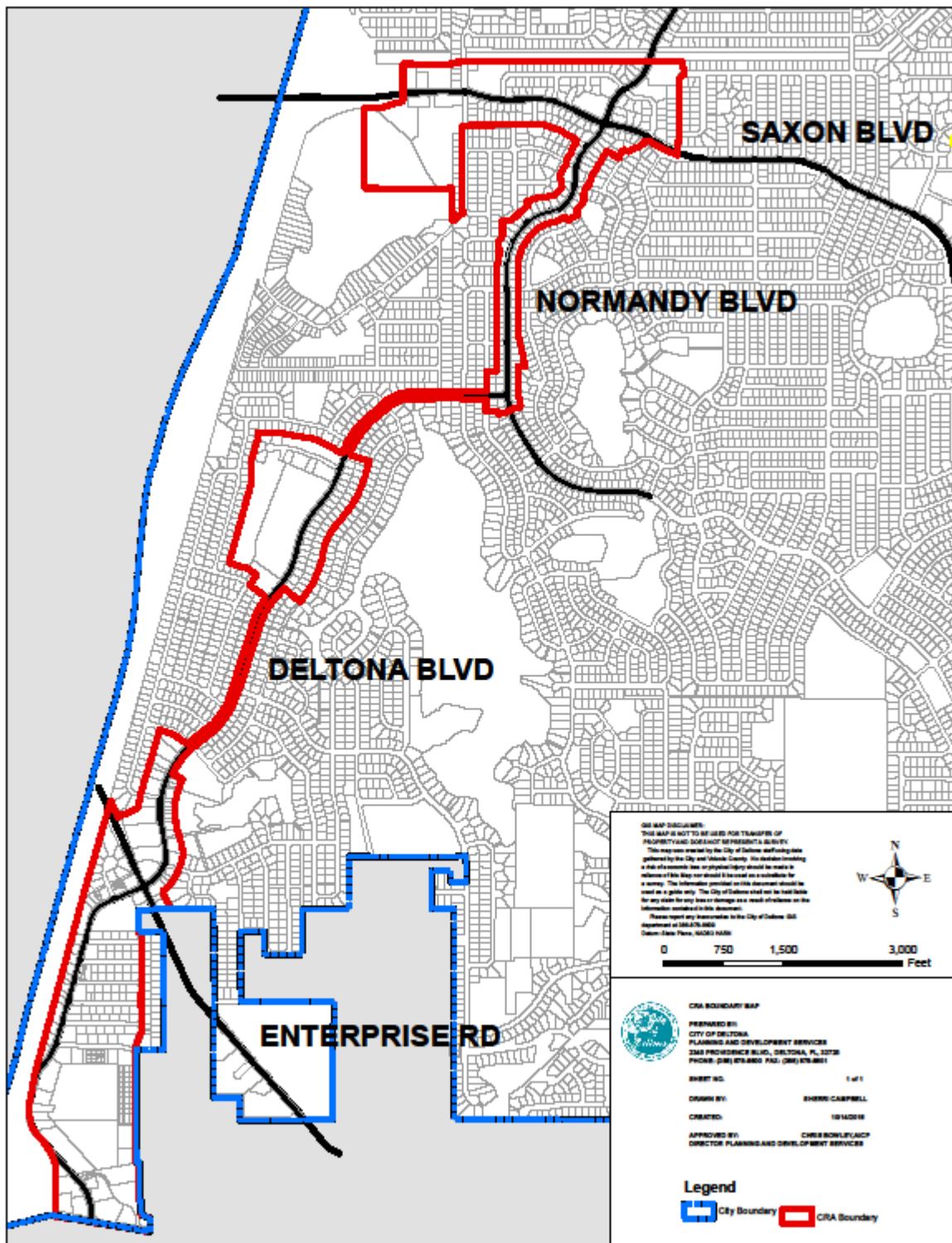
The CRA has not paid its state registration fee for 2016, this fee is estimated to be \$125.00. A fee of \$175.00 will be due for 2017.

Income

The income for the CRA should remain similar, with a slight increase in overall revenue. The previous year generated \$86,287 in revenue. Projected revenue for 17-18 is expected to be around \$95,105.

Expenditures

Fiscal year 2016-2017 was the first year of existence for the CRA, as a result the CRA had no revenue and no expenditures. The CRA is planned to be a "pay-as-you-go" CRA whereby projects are paid for at the time of construction rather than relying on financing. Therefore, the CRA is allowing funds to accumulate to use on future projects.



Southwest Deltona CRA Boundary Map

Proposed Projects

Staff is seeking CRA Board direction for projects to pursue. The following proposed projects could process immediately with available funds. The board can authorize staff to move forward with any or all of these projects.

1. ADA repairs and improvements for sidewalks, bus stops, and crosswalks

Many ADA improvements have been made to the area already. This amount would be used to retrofit and rectify any outstanding ADA concerns.

Cost - \$10,000

2. Streetscape package

This project would entail using skilled interns (up to 26 weeks) with knowledge of landscaping, streetscaping and design software such as Photoshop, Illustrator, InDesign, sketch up, and more to design a streetscape package for the corridor. The end product would be a complete streetscape booklet/plan that the City could then implement throughout the CRA.

Cost - \$15,000

3. Zoning modification

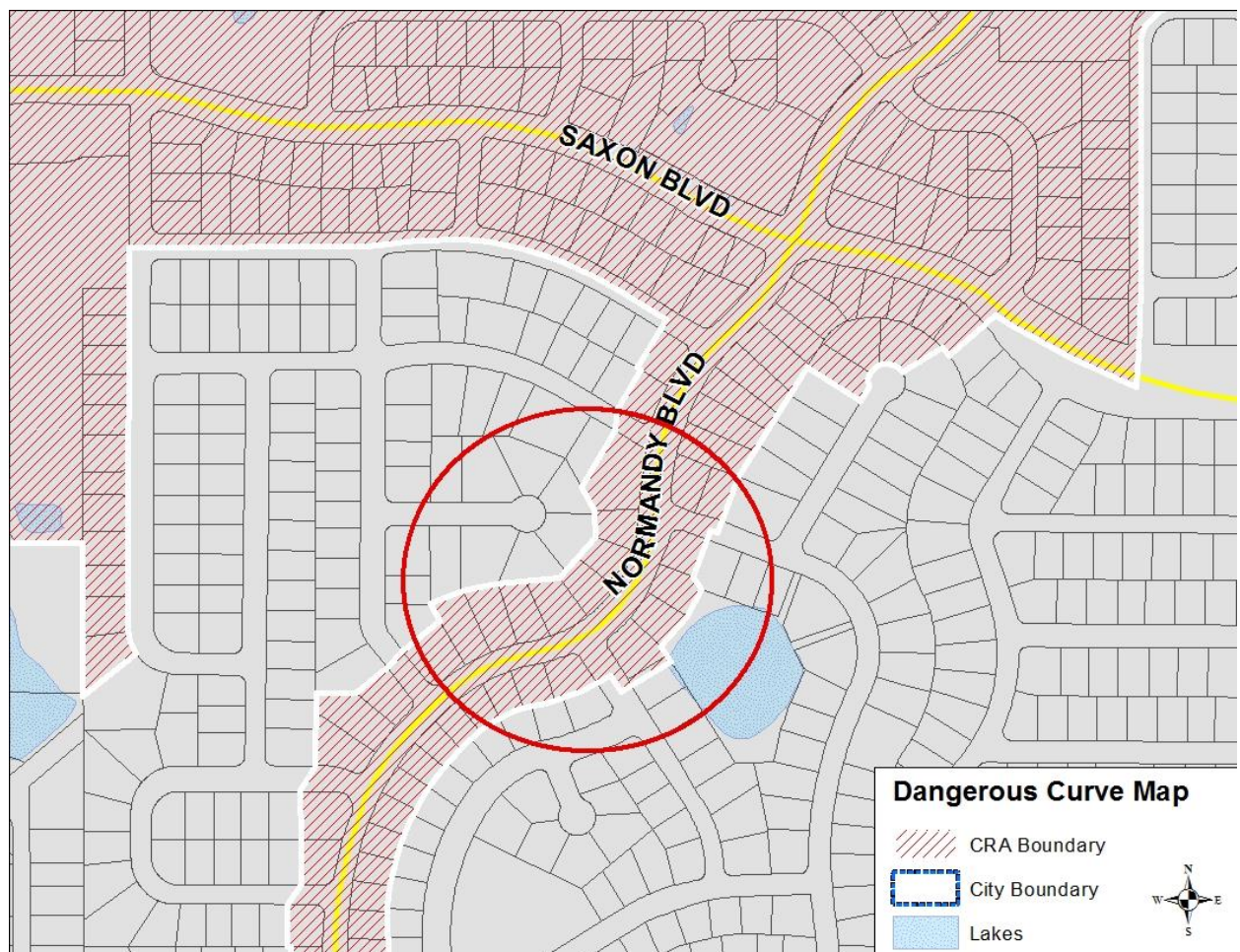
Prepare zoning district modifications that update the zoning categories or create a redevelopment overlay district for the CRA allowing for greater development and redevelopment opportunities.

Cost - \$15,000

4. Pursue TPO grant for a feasibility study to straighten the dangerous curve on East Normandy Boulevard

The curve in the 1500 block of East Normandy Boulevard has an extensive history of accidents, some being deadly. Deltona Public Works Department frequently has to replace the guard rails after accidents along this of the road. This section of road would be a good candidate for River2Sea TPO safety improvement feasibility study. If awarded the grant, The River2Sea TPO would fund the feasibility study and require a minimum of a 10% cash match from the City. Because grant applications scoring is increased by increasing the City's matching funds, staff recommends using a 25% match. The end result would be a study and report on the feasibility of the project as well as potential costs, and timeframes. See location map below.

Cost - \$7,500



5. Pursue TPO grant for a feasibility study for intersection improvements at the intersection of Deltona and Normandy Boulevards

A roundabout at the intersection of Deltona and Normandy Boulevards has long been suggested to eliminate the need for a stop light and improve traffic flow through this intersection. If awarded the grant, the River2Sea TPO would fund the feasibility study and require a minimum of a 10% cash match from the City. Because scoring is increased on these applications by increasing the City's matching funds, staff recommends using a 25% match. The end result would be a study and report on the feasibility of the project as well as potential costs, and timeframes. See sample illustration below.

Cost - \$7,500



6. Pursue TPO grant for a feasibility study for safety enhancements at the intersection of Saxon and Normandy Boulevards

Crossing the large intersection at Saxon and Normandy Boulevards on foot can be perilous. As commercial activity in the area increases, so will the amount of pedestrians crossing to goods and services. City staff would pursue a TPO grant for a feasibility study to relocate the crosswalks under the road. The topography lends itself to a pedestrian underpass. Utilizing the City owned property on the north east corner of the intersection would allow room for longer ramps needed to meet ADA compliance. As part of the project, plantings could be added to that parcel with TPO funds. The underpasses would be well lit for increased pedestrian safety. If awarded the grant, the River2Sea TPO would fund the feasibility study and require a minimum of a 10% cash match from the City. Because scoring is improved by increasing the City's matching funds, staff recommends using a 25% match. The end result would be a study and report on the feasibility of the project as well as potential costs, and timeframes. See location map below.

Cost - \$7,500

